106.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,546,700 / 1,546,700
					USE VALUE:	1,546,700 / 1,546,700
					ASSESSED:	1,546,700 / 1,546,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ECKTON MICHAEL A & MANISHA C
Owner 2:	
Owner 3:	
Street 1:	35 CENTRAL ST
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	WECHSLER ALFRED E/NANCY L -
Owner 2:	-
Street 1:	152 HUTCHINSON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .291 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Vinyl Exterior and 3189 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12670.000	846,600		700,100	1,546,700
Total Card	0.291	846,600		700,100	1,546,700
Total Parcel	0.291	846,600		700,100	1,546,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.07 | /Parcel: 485.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68072

GIS Ref

GIS Ref

Insp Date 09/21/18

!8386!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 106.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	846,600	0	12,670.	700,100	1,546,700		Year end	12/23/2021
2021	101	FV	821,600	0	12,670.	700,100	1,521,700		Year End Roll	12/10/2020
2020	101	FV	820,300	0	12,670.	700,100	1,520,400	1,520,400	Year End Roll	12/18/2019
2019	101	FV	619,600	0	12,670.	700,100	1,319,700	1,319,700	Year End Roll	1/3/2019
2018	101	FV	619,600	0	12,670.	600,100	1,219,700	1,219,700	Year End Roll	12/20/2017
2017	101	FV	619,600	0	12,670.	560,100	1,179,700	1,179,700	Year End Roll	1/3/2017
2016	101	FV	619,600	0	12,670.	480,100	1,099,700	1,099,700	Year End	1/4/2016
2015	101	FV	595,200	0	12,670.	430,100	1,025,300	1,025,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:14:35

LAST REV

Date	Time
02/08/21	12:06:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8386

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WECHSLER ALFRED	1304-81		7/15/2005		858,000	No	No		
MCKINNON ALEXAN	1256-116		8/9/2002		820,000	No	No		
GALASSO CARL L-	1212-100		10/14/1999		610,000	No	No		
	1018-170		8/1/1986		325,000	No	No		Y

USER DEFINED

Prior Id # 1:	68072
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/1992	172		4,000					FRT.VESTIBULE 9X9

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Mail Update	MM	Mary M
9/21/2018	MEAS&NOTICE	BS	Barbara S
9/21/2018	MEAS&NOTICE	BS	Barbara S
5/11/2009	Meas/Inspect	189	PATRIOT
12/11/2005	MLS	MM	Mary M
12/6/2002	MLS	MM	Mary M
6/19/2000	MLS		
11/10/1999	Mailer Sent		
10/27/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12670		Sq. Ft.	Site		0	70.	0.79	4			Golf co	25					700,086						700,100	

Total AC/HA:	0.29086	Total SF/SM:	12670	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	700,086	Spl Credit		Total:	700,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	4	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01925015
Const Adj.:	1.12285209
Adj $ / SQ:	148.781
Other Features:	132918
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	887381
Depreciation:	40820
Depreciated Total:	846561

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

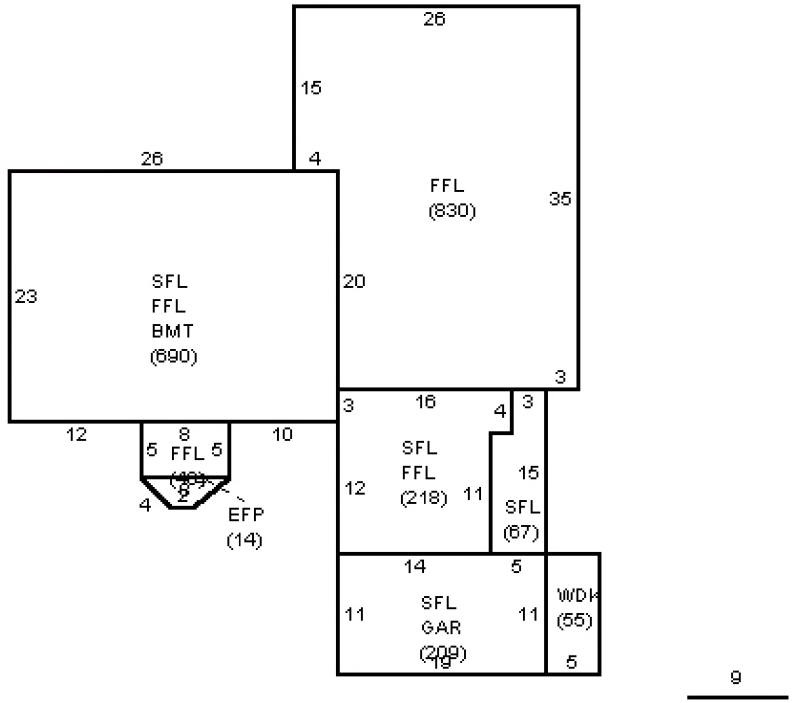
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	217.22
Special Features:	0	Val/Su Net:	222.09
Final Total:	846600	Val/Su SzAd	297.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,778	148.780	264,532
SFL	Second Floor	1,066	148.780	158,541
BMT	Basement	690	62.820	43,348
GAR	Garage	209	30.270	6,327
WDK	Deck	55	17.970	988
EFP	Enclos Porch	14	81.520	1,141

Net Sketched Area:	3,812	Total:	474,877
Size Ad 2843.5999	Gross Area	3930	FinArea 3189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	
SFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12x8	A	AV	1960	0.00	T	40	101						
2	Frame Shed	D	Y	1	8x6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

106.0-0005-0001.0

IMAGE

AssessPro Patriot Properties, Inc